

HS

Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2017/136291/01-L01
Your ref: NYM/2017/0038/FL
Date: 02 March 2017



Dear Mrs Saunders

**APPLICATION IN RESPECT OF ERECTION OF TIMBER PAVILION ON LAKE
ISLAND
HACKNESS GRANGE HOTEL, BROXA LANE, HACKNESS**

Thank you for consulting the Environment Agency regarding the above mentioned planning application.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reasons

The application site lies within flood zone 3, which is defined by our flood map as having a high probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) states that a FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the proposed development's flood risk is unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, please submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please consult us with the FRA and we'll respond within 21 days of receiving it.

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.

www.gov.uk/environment-agency
Cont/d..

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

If you have any further questions, please do not hesitate to contact me.

Yours sincerely

Clare Dance
Planning Advisor

NYMMPA
-2 MAR 2017